

BABCNC Planning and Land Use Committee
Regular Meeting: Wednesday, April 16, 2014
Les & Dorothy River Community Center
10409 Scenario Lane

1. Call to order 7:40 pm
Committee Roll Call: Present: Absent:
 Michael Kemp Caroline Labiner
 Robin Greenberg Michael Chasteen
 Jamie Hall
 Don Loze
 Nickie Miner
 Gary Plotkin
2. Approval of Minutes of March 11, 2014: Robin(1) Nickie(2) passed
 Minutes of March 18, 2014: Robin(1) Jamie(2) Passed
3. Approval of Agenda: Nickie(1) Gary(2) passed
4. Public Comments: CD4 rep Jonathan Brand (Chief of Land Use Planning North)
 Laurel Canyon: lots were cut 100 years ago
 25x100 ft. lots
 25x125 ft. lots
 hunting lodges
 lots were cut at a time when there was no zoning
 1 house could be built on 2 or 3 lots
 substandard roads
 limited parking
 report with recommendations will be introduced Friday
 that provides land use regulatory controls for development
 standards on substandard hillside lots in the Laurel Canyon
 Kirkwood Bowl neighborhood.
 The Girard Tract in Woodland Hills off of Canoga South of
 Ventura Blvd. also has narrow substandard roads and is
 similar in many respects to Laurel Canyon-Kirkwood Bowl.
 Ad Hoc Committee: Tony and Jamie-oak trees & specific plan
5. Chair Report: Michael Kemp -
 Deborah Kahen, City Planner will present a summary of Small Lot Ordinance
 April 23th, 2014 BABCNC Board Meeting.
 May Meeting of Planning and Land Use will be at Wonderland School to discuss
 the Stanley Hills Projects
6. New Project Review:
 454 N. Cuesta Way L.A. 90077-top of Bel Air Road-Medrano Lane
 waiver of tract map
 fronts on 3 streets
 Mike Kemp will look a little more into the project
 tabled
 15414 Milldale L.A. 90077
 demolition
 no action
 10830 W. Chalon Road L.A. 90077
 construction of a new one family dwelling
 tabled
7. Current Cases:
 1416 & 1418 Beverly Glen
 2 lots
 lot line adjustment
 no exception
 Jamie(1)Robin(2)passed
 9550 Heather Road
 adjustment to allow additions to rear of existing SFD
 they can come in
 1857 Benedict Canyon
 demolish non permitted 8' solid wall
 tabled

- 107 Delfern Drive
 - Waiver of Tract Map
 - 60,000 sq.ft. lot
 - cut and fill
 - Michael Kemp
- 1255 N. Angelo Drive L.A. 90077
 - Waiver of Tract Map
 - Caroline Labiner
- 944 Airole Way L.A. 90077
 - New 60,476 s.ft. main house
 - Waiver of Tract Map
 - Michael Kemp
- 2166 & 2170 N. Stanley Hills Drive L.A. 90046
 - Construction of a new 2060 s.f. SFD, remodel & addition to two existing SFD on the same lot
 - Jamie Hall
- 11201 N. Chalon Road L.A. 90049
 - Waiver of Tract Map
 - Construction of SFD in an 8 acre site
 - Michael Kemp
- 901 N. Airole Way L.A. 90077
 - To allow 13 s.f. area to locate in the required front yard setback
- 11767 E. Ballagio Road L.A. 90049
 - small lot subdivision
 - needs to be voted on by full council
 - Don Loze: does it adhere to general plan of community
 - Bruce Kuyper: would like zoning to be 1.1

8. Hearing Updates:

- 1210 N. Wetherly Drive L.A. 90069
 - Demo 2 car garage, rumpus room, bath, construction of a 7 car garage, rumpus room, guest quarters, gym, full bath, powder and roof deck
 - no community opposition
- 616 N. Nimes Road L.A. 90077
 - over in height walls/fences
 - at 2/11/14 PLUM voted to oppose

9. Upcoming Hearings:

- 1426 N. Summitridge Drive B.H. 90210
 - Increased height to 28 feet
 - At PLUM meeting 1/14/14/ Michael Chasteen recommended and committee agreed to take no action
- 1500 N. Gilcrest Drive
 - appeals(2) to Zoning Administrator's approval

10. Determination Letters Received:

- 2737 Edwin Place
 - 3.28.14 Approved with conditions

11. Upcoming Projects:

- Harvard Westlake - no package received

12. Proactive Projects:

- RE Code LA
- Dick Platkin, revisions to Baseline Mansionization Ordinance

13. General Items:

- Hollywood Community Plan Court Injunction

14. Adjournment at 9:15 pm

Respectfully Submitted,


Robin Greenberg
Acting Secretary

14-0468

APR 11 2014

PLANNING & LAND USE MANAGEMENT

MOTION

The *Laurel Canyon-Kirkwood Bowl* neighborhood contains a subdivision cut around the turn of the century (1910s), with lots averaging 2,500 square feet in size, which are substandard by today's zoning regulations. The area was originally subdivided to provide lots for bungalows, weekend cottages, and secondary residences, not for primary residences.

The *Laurel Canyon-Kirkwood Bowl* neighborhood is also unique, inasmuch as the existing streets in the tract are narrow and substandard according to city standards for hillside streets. In addition, parking is limited. This is of concern because in recent years there has been an increasing number of single family homes being constructed in the neighborhood given the demand for housing in the city, and particularly in the Santa Monica mountains.

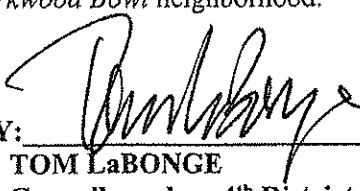
The development that is taking place in the *Laurel Canyon-Kirkwood Bowl* neighborhood is resulting in densities that are excessive and quite simply inappropriate for a hillside area. This type of development in very narrow hillside streets is contrary to the intent of the Hollywood Community Plan, and of single family zoning in the city, which calls for minimum lot sizes of 5,000 square feet for single family home developments.

It is well understood that the *Laurel Canyon-Kirkwood Bowl* neighborhood was subdivided prior to the enactment of the R1 (single family) zone resulting in legally substandard and buildable non-confirming lots. The current development pattern is resulting in one single family home being built on single 2,500 square foot lots, whereas in the past multiple lots were assembled to build a home. These non-confirming lots are not required to conform to the lot size requirements for either the zoning or the Hollywood Community Plan. As such, the city needs to address the development, congestion, and parking impacts occurring in these substandard hillside lots.

Given the development taking place in the *Laurel Canyon-Kirkwood Bowl* neighborhood, the Planning Department needs to prepare a report with the necessary recommendations for development standards in these hillside lots.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the Department of Building and Safety and the City Attorney, to prepare a report with recommendations that provide land use regulatory controls for development standards on substandard hillside lots in the *Laurel Canyon-Kirkwood Bowl* neighborhood.

PRESENTED BY:


TOM LaBONGE
Councilmember, 4th District

SECONDED BY:



ORIGINAL

mm

APR 11 2014